

Berkeley

Designed for life

Woodberry Down

WDCO Board Meeting

March 2023



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1. HEALTH & SAFETY

- Window in Residence Tower – the remedial work to the KSS1 locked off windows continues to progress. To date, our specialist contractor has attended to 75 windows, in order to carry out the majority of the interim remedial work items to these windows. There are 2 windows remaining, which we anticipate will be attended to within the next few weeks.

2. Phase 3



2A. PROGRESS TO DATE - PHASE 3

- As explained at the last Round Table meeting, we encountered a problem with the concrete frame construction which has meant some of it having to be removed and rebuilt. This has mainly affected one of the Shared Ownership blocks which has now been confirmed as being delayed by 4 months. The remedial work is now nearing completion.
- One of the Tower Cranes will be removed within the next 3 weeks.
- The Energy Centre is well advanced and on target to be complete in June 2023.
- The façade cladding and window installation has continued and the façade brickwork is due to commence on the 13th of March 2023.
- We are still 2 weeks behind programme generally but have not lost any more time other than the Shared Ownership block mentioned above.
- Overall Completion – still remains as July 2025.

2B. PROGRESS PHOTOS - PHASE 3



Concrete superstructure developing



Concrete frame advancing on B4 & B5



Concrete frame reaching 9th floor level on the A Blocks



3. PROGRESS OF HOMES DELIVERED (including 268 Green Lanes)

	Private Homes	Social Rented Homes	Shared Ownership Homes	Total
Homes Completed (268 Green Lanes, KSS1, KSS2, KSS3, KSS4, KSS5, Phase 2 Blocks E, F, D and B)	1430	537	350	2317
% of Homes Completed	62%	23%	15%	
Homes in Build (Phase 3)	341	117	126	584
% of Homes in build	58%	20%	22%	
Permitted (KSS5 Site 1 & Masterplan Phases 4-8)	1637	539	705	2881
% of Homes Proposed	57%	19%	24%	
TOTAL	3408	1193	1181	5782
% of Total Homes	59%	21%	20%	

4. PHASE 4 UPDATE

- Phase 4 application is currently with London Borough of Hackney Regeneration Team and Notting Hill Genesis for review.



5. **MASTERPLAN 2023**

- We have had 2 Design Committees on the Masterplan to date.
 - First – What is a Masterplan
 - Second - Engagement Strategy
- We have a third planned for the end of March which will look at the Masterplan vision, objectives and principles
- Focus groups are expected to commence towards the end of March, which will look at key themes for the Masterplan
- We will update the board on both of the above once completed.
- We are hoping to engage in pre application meetings with Hackney Planning in March now the new officer has been appointed.

6. APPRENTICES & LOCAL LABOUR

- We have 14 Apprentices and Graduates working on our Woodberry Down Project. These are broken down as follows:
 - Reach Apprentices (Berkeley Homes direct) - 12
 - Supply Chain Contractor Apprentices - 2
- The local labour levels for February 2023 (London Borough of Hackney) were:
 - 14% which equates to 42 persons out of 295 operatives.
- Jobs Fair – 26th January
 - Very successful event. 60 members of the local community attending the event and discussing roles at Woodberry Down with our Contractors and Partners. The LBH lead Member for Employment and Skills, Councillor Williams, was also in attendance and chatted with the locals, staff and Contractors.
 - Our Electrician had 10 people signing up for electrical jobs, **2 of which are already on site.**
 - Many locals were keen and brought along their CV's.
 - Our Bricklayer had 5 sign up.
 - Our Kitchen Fitter had 5 sign up.
 - Our Carpenter had 6 sign up.

7. SALES & MARKETING

Phase 3

- Emerald Quarter, of the 49 units, 46 have been sold.
 - Hawker House, of the 66 units, 64 have been sold.
 - Darter Apartments, of the 68 units, 53 have been sold.
 - Amber Apartments, of the 50 units, 19 have been sold.
 - Emperor Point, of the 108 units, 3 have been sold.
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- The last block in Phase 3, Emperor Point, launched on the 23rd February containing a mix of 1, 2 and 3 bedroom homes totalling 108 units

8. COMMUNITY

- **Local Community Events:**

- Easter Event 1st April – Easter Egg hunt, petting zoo and craft activities
- Coronation event 6th May – Street Party delivered by Residents with funding and assistance from Partners.
- We will be supporting the Hidden River Festival this year which will be in September - Date to be confirmed.

